



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: September 9, 2021

Committee of Origin: Business & Consumer Issues

Re: Support of Food Delivery Workers and bathroom access

Full Board Vote: 37 In Favor 0 Against 1 Abstentions 0 Present

Committee: 7-0-0-0. Non-Committee Board Members: 8-0-0-1.

This resolution is based on the following facts:

- Food delivery workers are vital service providers in our city. Their importance was especially demonstrated in 2020 and the first quarter of 2021 when the coronavirus pandemic necessitated the elimination of in-person dining, outdoor and indoor, and when the only alternative for sustenance for many was via meal deliveries from restaurants.
- We recognize that among these workers, the ones who make these deliveries by bicycle face a host of hazards, including dangerous streets, constant exposure to the elements, and even armed theft.
- Adding to these hazards, many bicycle delivery workers complain that some restaurants refuse to provide access to their public restrooms. Given the city's dearth of public restrooms, this leaves all delivery workers, whether bicycle, grocery truck, or produce, with fewer options to relieve themselves or even wash their hands during their shifts.
- City Council Intro 2298 mandates restaurant businesses should provide access to their restroom facilities to food delivery workers, while such workers are at the establishment to pick up food or beverage for delivery. Exceptions to access would include where a food delivery worker would be required to walk through the establishment's kitchen, food preparation, storage area, or utensil washing area to access the toilet or where access would otherwise present a health or safety risk to the food delivery worker or to the establishment. This bill would also require the Department of Consumer and Worker Protection to conduct outreach, receive complaints, and carry out enforcement of the law.

THEREFORE, BE IT RESOLVED, Community Board 7/Manhattan **supports** City Council bill 2298, with the caveat restaurants should first be provided with a warning before any fines are assessed, especially at a time when many restaurants are trying to revive their customer bases and maintain on-staff employees.



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RESOLUTION

Date: September 9, 2021

Committee of Origin: Business & Consumer Issues

Re: New applications to the SLA for two year liquor licenses:

Full Board Vote: 40 In Favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following applications to the SLA for two-year liquor licenses:

- **206 West 79th Street** (Amsterdam Avenue) Sal 79 Associates Inc. d/b/a Coppola's West.
Committee: 6-0-0-0. Non-Committee Board Members: 6-0-0-0.
- **464 Amsterdam Avenue** (West 82nd Street) Loki Hospitality LLC, d/b/a Song E Nupale.
Committee: 7-0-0-0. Non-Committee Board Members: 8-0-0-0.



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RESOLUTION

Date: September 9, 2021

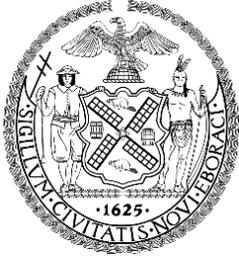
Committee of Origin: Business & Consumer Issues

Re: 774 Amsterdam Avenue (West 98th Street)

Full Board Vote: 40 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-1-0. Non-Committee Board Member: 7-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** alteration application to the State Liquor Authority for two year liquor licenses by JPDB Hospitality LLC, d/b/a Moonrise Izakaya.



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Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: September 9, 2021

Committee of Origin: Transportation

Re: E-Bikes & safety concerns.

Full Board Vote: 29 In Favor 8 Against 3 Abstentions 0 Present

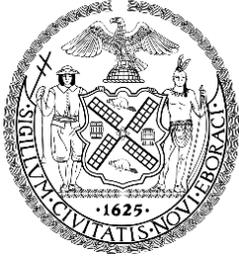
Committee: 7-3-0-0. Non-Committee Board Member: 4-3-0-0.

WHEREAS,

- The use of Electric Assisted Bicycles (“E-Bikes”) and Scooters has increased dramatically.
- Virtually all delivery bicycles in Community District 7 and likely citywide are now Electric/Assisted.
- Private use of E-Bikes has also substantially increased.
- There have been recent serious accidents between E-Bikes and pedestrians, at least one of which resulted in a fatality in a bicycle lane.
- E-Bikes are capable of legally permitted speeds of at least 20 MPH and as much as 25 MPH;
- EScooters can be legally operated up to 20 MPH. (See: New York State Vehicle & Traffic Law Secs. 102, 114-e).
- Enforcement of Vehicle and Traffic Laws with respect to E-Bikes and Scooters, particularly with regard to obeying traffic signals, has been virtually non-existent.
- E-Bikes and Scooters are currently unidentifiable.
- Under current law, E-Bikes are permitted in Bicycle Lanes as defined in the NYS V&T Law.
- E-Bikes are currently not subject to helmet laws, registration laws, financial responsibility laws, etc.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan requests that:

1. The New York Police Department accelerate its enforcement efforts regarding E-Bikes and Scooters and particularly with regard to obeying traffic signals and excessive speed.
2. The NYC Department of Transportation study the feasibility of enacting additional safety measures for E-Bikes and Scooters including, but not limited to, helmet requirements, registration or alternative identification methods, the use of traffic signal cameras, financial responsibility, age requirements, etc.



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Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: September 9, 2021

Committee of Origin: Land Use

Re: 2523 Broadway d/b/a New York Sports Club (West 94th – 95th Streets.) Special Order Calendar Application #287-01-BZ to the Boards of Standards and Appeal for an extension of the term of previously granted special permit that allowed the operation of a physical establishment.

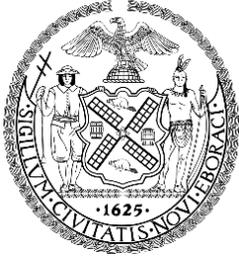
Full Board Vote: 37 In Favor 0 Against 0 Abstentions 0 Present

Committee: 10-0-0-0. Non-committee Board members: 4-0-0-0.

New York Sports Club presently operates a facility at 2523 Broadway (between 94th and 95th Streets) pursuant to a special permit granted in 2011. The Zoning Resolution requires that special permits for physical culture/health establishments be renewed at 10-year intervals. This resolution concerns NYSC's application for such a renewal.

Community Board 7 has received no complaints concerning the operation of NYSC's facility.

WHEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application of New York Sports Club, for renewal of its special permit to operate a physical culture/health facility at 2523 Broadway.



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RESOLUTION

Date: September 9, 2021

Committee of Origin: Land Use

Re: Citywide Hotel Text Amendment,

<https://www1.nyc.gov/site/planning/plans/citywide-hotel/citywide-hotel-overview.page>

Full Board Vote: 37 In Favor 1 Against 3 Abstentions 0 Present

Committee: 8-0-1-0. Non-Committee Board Members: 4-0-0-0.

The City Planning Commission has proposed to establish a new CPC Special Permit for all new hotels and hotel-enlargements where hotels are currently permitted as-of-right: C1 (except for C1-1, C1-2, C1-3 or C1-4 Districts), C2-4, C4, C5, C6, C8, Mixed Use (MX), and paired M1/R districts. This proposed CPC special permit would replace existing CPC special permits for new hotels in a number of existing special purpose districts (all outside of CB7). The special permit for hotels in M1 manufacturing districts would retain its findings that are specific to light industrial areas. Under the proposed amendment, a special permit would be granted in the absence of a finding that the proposed hotel would “impair the future use or development of the surrounding area.”

DCP has indicated that the proposed special permit requirement will enable the City to “better regulate where and how hotels get built and ensure that new hotels do not create conflicts with surrounding uses.” Additionally, DCP is looking to rectify an “inconsistent and patchwork framework for new hotel development” that currently exists.

DCP asserts that some communities and elected officials have called on the City to better regulate the development of hotels to limit land use conflicts and slow the pace of development in some locations. DCP also indicated “the rapid pace of new hotel development has introduced new activity that may affect neighborhood conditions in unexpected ways by creating conflicts with existing businesses or altering the economic character of commercial districts, and by changing the primarily residential character of some commercially zoned neighborhoods.” CPC’s written rationale for the proposed amendment, however, provides no concrete examples of existing or proposed hotels that would fail to meet the required finding.

Community Board 7/ Manhattan finds that:

- a) CPC has not made a convincing case for the need for a special permit for all future New York City hotels;
- b) The proposed amendment fails to include any specific findings and/or criteria related to how CPC would determine if a hotel use was appropriate or not, including no mention of potential impacts from logistical operations, even though the proposed special permit states CPC’s evaluation would be “based on a set of criteria”;
- c) DCP has not explained why a special permit requirement (as opposed targeted text changes) is the best tool available to address any potential impacts from a hotel development;
- d) The proposed special permit will add project costs (which could exceed \$50,000) and unnecessary delays to new developments at a time when the City is seeking to restart its tourism industry following the 2020-2021 pandemic;
- e) The additional costs will likely be passed on to the consumer and increase the already high cost of visiting NYC; and
- f) This may have a negative impact on the profusion of illegal Airbnb rentals as consumers look for lower cost options for overnight stays.

Based on the City’s proposal, we do not believe requiring a blanket special permit for all hotels is appropriate at this time.

WHEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the proposed Zoning Text Amendment to establish a special permit for all new hotels and hotel enlargements.



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RESOLUTION

Date: September 9, 2021

Committee of Origin: Land Use

Re: Health and Fitness Text Amendment,

<https://www1.nyc.gov/site/planning/plans/health-and-fitness/health-and-fitness-overview.page>

Full Board Vote: 37 In Favor 0 Against 0 Abstentions 0 Present

Committee: 10-0-0-0. Non-Committee Board Members: 5-0-0-0.

The City Planning Commission has proposed eliminating a provision within the Zoning Resolution that requires uses defined as “Physical Culture or Health Establishments” to obtain a special permit from the Board of Standards and Appeals (BSA) and thus subject to review by local community boards (ZR 73-36).

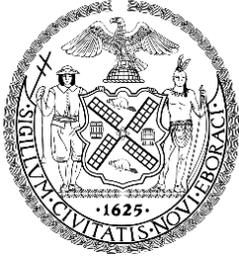
If approved, the proposed amendment would:

1. Permit physical culture/ health establishments under 10,000 square feet in all commercial and manufacturing districts as-of-right. For zoning purposes gyms would be treated in the same way as restaurants, salons, and drug stores;
2. Permit gyms or spas larger than 10,000 square feet, to be treated similarly to banquet halls, music studios or car showrooms, and thus permitted as of right in C2,C4, C5, C6, C8 and M districts, as well as C1-8, C1-9 and CI overlays mapped with R9/10;
3. Permit licensed massage therapy facilities to be allowed in most residential and all commercial and manufacturing districts;
4. Regulate any potential noise and vibration impacts from high-impact gyms (e.g. cross-training facilities) through the NYC Department of Buildings, which would require the submission of appropriate documentation and certification prior to being issued a Certificate of Occupancy.

Community Board 7/ Manhattan finds that the requirement for a special permit for gyms and spas has outlived its original intent (to eliminate massage parlors engaging in commercialized sex). The requirement was created more than 40 years ago at a time when there were very few gyms, fitness facilities and health spas.

Further, Community Board 7/ Manhattan understands the requirement for a special permit has had a particularly negative impact on the ability of smaller establishments to operate. A special permit application can cost upwards of \$50,000 and take six months to process (including community board and CPC review). At a time when the City (and the CB7 area) is facing significant commercial vacancies, both due to the pandemic and otherwise, it would be counterproductive to require would-be small gym operators to obtain permits not required for other retail establishments.

WHEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed Zoning Text Amendment to eliminate the requirement for a special permit for physical culture/health establishments.



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RESOLUTION

Date: September 9, 2021

Committee of Origin: Land Use

Re: N 210434 ZRY Proposed Open Restaurants Text Amendment,

<https://www1.nyc.gov/site/planning/plans/open-restaurants/open-restaurants-overview.page>

Full Board Vote: 21 In Favor 17 Against 3 Abstentions 0 Present

Committee: 9-0-0-0. Non-Committee Board Members: 1-2-2-0.

The following facts were presented to Community Board 7's Land Use Committee:

The NYC Department of City Planning (DCP) and the NYC Department of Transportation (DOT) are proposing the elimination, in its entirety, of *Chapter 4 – Sidewalk Café Regulations* of Article 1 of the Zoning Resolution (ZR). Chapter 4 addresses primarily: 1) city blocks and neighborhoods which are off-limits to cafes; 2) the structure and placement of enclosed cafes; and 3) delegation to the Department of Consumer and Worker Protection (DCWP), of the authority to grant rules relating to sidewalk cafes and to grant or deny café license applications. The proposed ZR amendment would permanently eliminate all location-based restrictions on cafes and remove the authority of DCWP to regulate cafes. .

DCP and DOT stated that the ZR amendment would be the first step toward rethinking and redesigning café guidelines, particularly in view of the expanded presence of cafes brought about by relaxation of the rules during the pandemic. The next step would be a City Council resolution permanently transferring authority over cafes from DCWP to DOT, only then to be followed by the development of new guidelines by DOT. DOT stated its intention to streamline the application process and to formalize the status of roadway cafes, which have come into widespread use during the pandemic.

DCP and DOT indicated that the timing of such proposal was originally accelerated due to the anticipated ending of Emergency Executive Order 126 on October 31, 2020 which suspended certain provisions of the Administrative Code, the Rules, and the Zoning Resolution of the City of New York and directed DOT to “*establish and administer a program to expand seating options for restaurants, bars and other establishments in certain outdoor areas, including the sidewalk, curbside and street space ...the Open Restaurants Program (OPR).*” However, On September 25, 2020, Mayor de Blasio extended the Executive Order and announce it would be year-round and ultimately permanent. A DOT representative indicated it would look to local communities for input,, but at this stage there are no assurances that community boards (and the communities they serve) will have the opportunity to participate as DOT develops new guidelines, or that such new guidelines will include opportunities for community boards (or the communities they serve) to provide input and guidance on the substance of any proposed outdoor dining facilities on an application-by-application basis, as currently provided for in DCWP rules.

Passage of the proposed text amendment would have no immediate effect because the current Covid-19 emergency rules have eliminated the need for café applications and approvals through December 2022.

The following facts and concerns were taken into consideration:

- i. The present application may be the last opportunity community boards have to weigh in on this issue, which has profound impact on everyday life in our communities. CB 7 does not wish to



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- relinquish its seat at the table or its essential opportunity to weigh in on location issues or the appropriate agency to oversee cafes before it has had an opportunity to examine and provide meaningful comment on DOT's proposed guidelines.
- ii. Due to the extension of Executive Order 126, there is no longer any urgency to the proposed amendment. Until at least year-end 2022, the zoning text of Chapter 4, including the geographic restrictions on location of cafes have been made null and void as per Executive Order 126. Prior to permanently deleting this text, CB 7 believes the first step in the process should be the creation of proposed guidelines, followed by City Council approval of the change in authority and an only then an amendment to the ZR.
 - iii. The current amendment application takes no position on any of the issues which may provoke controversy once the guidelines are proposed. Accordingly, Community Board 7 will not comment at this time on any specifics regarding the placement, structure, and physical appearance of cafes, all of which are proposed to be addressed by DOT, except that CB7 rejects any procedure which precludes community board review of the DOT guidelines before they take effect, and the siting and issuance of permits for roadside cafes, assuming they are allowed under the new guidelines.
 - iv. Community Board 7 enthusiastically approves efforts by the Applicants to rationalize and update café guidelines. We are mindful and sympathetic to the plight of restaurants during the pandemic and the need to stretch the rules to permit as much outdoor dining as possible. We support continuation of the temporary emergency.

WHEREFORE, BE IT RESOLVED THAT Community Board 7, Manhattan:

Disapproves the proposed Zoning Text Amendment to eliminate Article 1, Chapter 4 and related provisions of the Zoning Resolution at this time, and has the following comments:

1. Community Board 7, Manhattan, urges DCP and DOT to withdraw the current ULURP until such time as proposed café guidelines have been circulated by DOT and community boards have had an opportunity to consider and provide advice on the guidelines;
2. Community Board 7, Manhattan urges the City Council to delay any legislation which transfers authority over cafes from DCWP to DOT until such time as DOT has circulated at least preliminary proposed regulations;
3. Community Board 7, Manhattan commends the applicants for embarking on a process to overhaul café guidelines and takes no position at this time on whether DCWP, DOT or some other agency is best suited to lead this process; and
4. Community Board 7, Manhattan will object to any procedures which are not fully transparent, which fail to give community boards an opportunity to influence the proposed guidelines (which may differ from community to community) or will be proposed by which deprives community boards of the opportunity to review individual applications for sidewalk or roadway licenses, as well as guidelines for their siting, manner of construction, appearance, and adequacy of safety features.



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Michelle P. Booker, District Manager

RESOLUTION

Date: September 9, 2021

Committee of Origin: Preservation

Re: 103 West 72nd Street (Columbus Avenue.) Application #LPC-21-08152 to the Landmarks Preservation Commission to replace storefront infill and construct a rear yard addition.

Full Board Vote A: 38 In Favor 0 Against 1 Abstentions 1 Present

Committee: 7-1-0-0-0. Non-Committee Board Vote: 2-0-0-0.

Full Board Vote B: 38 In Favor 0 Against 1 Abstentions 1 Present

Committee: 8-0-0-0; Non-Committee Board Vote: 2-0-0-0.

This resolution is based on the following facts:

- The storefront that is the subject of this application is the venerable Upper West Side institution “Malachy’s,” which will remain the tenant in the space.
- The subject building is a five-story apartment building with ground and second-floor commercial space currently in a muted Art Deco style and faced with limestone with contrasting dark marbled stone trim above and along the east side of a second-floor window system and the east side of the entrance to the residential portion of the building on the ground floor.
- The original building on the site was one of a group of six rowhouses constructed ca. 1887-88 by architect Charles Buek & Co., which also included ground-floor commercial space. The current building was the result of significant modifications ca. 1931-33 by architects Fellheimer & Wagner, which included removal of its stoop, recladding the front façade in stone, and reconstruction in the Art Deco style still evident.
- The building is included in the Upper West Side/Central Park West Historic District.
- The application is to install new storefront infill on the ground and second floors, and to add a one-story full-depth rear yard addition.

Storefront Infill

- The existing storefront façade on the ground floor consists of metal panels and wood paneling surrounding a center pair of inoperable picture windows and a recessed non-historic store entrance door on the west side of the façade.
- There is a storefront awning and a sign band above the ground floor store infill.
- The entrance to the residential units above the storefront is through an historic Art Deco door with an aluminum frame surrounding a single tall glass plate with three thin bars forming a handle diagonally across the lower portion of the glass.
- The second story commercial space is fronted by a casement window system with a center wide rectangular pane flanked by two smaller squarish panes. The east and center panes have been replaced with metal panels; the west pane has been replaced by a set of louvers for a ventilation system. The original window system included finely etched glass with a series of vertical delicate lines etched into the glass.
- A contrasting set of dark marbled stone panels appear above the second floor window system and continue down to frame the east side of the residential entrance door on the ground floor; the companion stone panels on the west side of the first and second floors have been covered over by metal panels, but are intact.
- The proposal is to remove the non-historic storefront infill on the ground floor, and the non-historic casement window system on the second floor.



Date: September 9, 2021
Committee of Origin: Preservation
Re: 103 West 72nd Street (Columbus Avenue.)

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- The proposed ground floor storefront infill would include a new aluminum entrance door to the store in the Art Deco style to match the historic residential entrance, and would replace the stone panel to the west with marbled stone to match that framing the residential entrance.
- The new storefront will replace the current small pair of windows and the metal panels and wood paneling surrounding those windows with three tall thin floor-to-ceiling aluminum accordion folding doors in a style to match the original residential Art Deco door, with tall thin rectangular glass panels.
- The proposed second floor will eliminate the existing sign band and awning, and the metal panels and louvers.
- The second floor and space above the proposed new first floor treatment would be clad in a series of two bands of custom metal panels with thin metal articulations calling to mind the pattern of the former etched glass. The existing metal framing on the second floor is too thin and unable to handle the weight of modern glazing, so a series of metal panels with the detail from the former glazing is proposed in its place. A new awning centered over the set of three folding doors would cover the lower set of articulated metal panels.
- The proposal also includes the installation of a blade sign on the west side of the store entrance slightly above the new awning.

Rear Addition

- The existing condition includes a three-story L extension in the rear yard of a modest depth.
- The proposal is to build a one-story extension from the main rear façade to the rear lot line – approximately 37 feet from the main rear façade.
- The rear yard is not accessible by any of the residential tenants, and is covered in concrete and is surrounded by a knee-height wall with fences above.
- There is a full-depth one-story commercial infill extension at 102 West 73rd Street that partially overlaps with the rear lot line of the subject premises.
- The existing L extension and the main rear façade are clad in common red brick. There is a single window centered on the north façade of the existing L extension on the first floor.
- The proposed rear yard infill would include two skylights on its roof, and would not include windows on any of its three sides. The height of the proposed extension is calibrated not to obscure any windows from the residential units above.
- The walls of the rear yard infill are proposed to be clad in pigmented stucco in a sandy or light brown color.
- The height of the rear yard infill would be 14'6" above the curb level.
- Since the entire existing rear façade is in common red brick, and the proposed addition has no fenestration on any side, it would be far more appropriate for some or all of the proposed extension to be clad in red brick to blend more appropriately with the existing and surrounding conditions.
- While the rear yard full-depth addition will partially disrupt the pattern of rear yards, this is far from an intact donut, and accommodations of this type are necessary to enable our small businesses to truly recover from the economic downturn from the pandemic and the challenges for brick and mortar stores that preceded it.

BE IT RESOLVED THAT Community Board 7/Manhattan:

- A. With respect to the front façade and store infill, **approves** the application as appropriate to the character of the Historic District.
- B. With respect to the rear yard addition, **approves** the application with a recommendation that the extension be clad in common red brick or a resilient thin red brick treatment, as appropriate to the character of the Historic District.



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RESOLUTION

Date: September 9, 2021

Committee of Origin: Preservation

Re: 260 West End Avenue (West 72nd Street.) Application # LPC-21-07273 to the Landmarks Preservation Commission for a Window Master Plan.

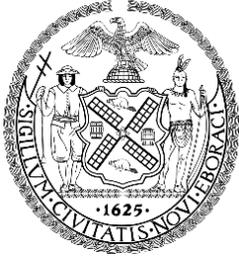
Full Board Vote: 40 In Favor 0 Against 0 Abstentions 0 Present

Committee Vote: 8-0-0-0; Non-Committee Board Vote: 2-0-0-0.

This resolution is based on the following facts:

- The subject building is a 15 story plus penthouse and basement story apartment house in the Colonial Revival Style constructed between 1924-1925 and designed by Schwarz & Gross. The apartment house is within the West End-Collegiate Historic District Extension I.
- The building has an unusual façade treatment in that the upper three floors (13-15) have a special terracotta articulation with a deep terracotta cornice creating a three-story ornamental terminus at the top of the building.
- The application is for a master plan for window replacement on the two primary facades of the building, facing west and north, as well as secondary facades facing south and east. The Co-op will not sponsor a complete replacement of the windows; rather, individual owners will determine when to replace windows based on the master plan to be adopted.
- The existing condition of the windows on the facades are 1:1 double-hung windows in five separate configurations, including three widths of individual windows; pairs of medium-width windows; and a wide window flanked by two smaller windows of the same height.
- Tax photos circa 1940 suggest that the original window configurations were divided-light double-hung windows in similar sizes and arrangements as the current version. The larger windows were 3:3 and the narrower windows were 2:2 double-hung windows.
- None of the original divided-light windows remain on any of the facades of the building.
- The original proposal was to replace the existing 1:1 double-hung windows with aluminum 1:1 double-hung windows in a similar configurations as those existing.
- After the public hearing at LPC, the applicant has been working with LPC Staff to achieve three requirements from the Commission:
 - tighten the brick molds to more closely resemble the curves and contours of the original brick mold rather than continue to use the broader, squarer brick molds in the current fenestration;
 - include divided light upper panels on the primary facades, with 3:1 on the wider windows and 2:1 on the smaller windows;
 - use a dark brown color for the replacement windows.
- The replacement windows, as modified from the original presentation by the LPC's and Staff's requirements noted above, are appropriate to the character of the Historic District.

THEREFORE, Community Board 7/Manhattan **approves** the application as appropriate to the character of the Historic District.



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Michelle P. Booker, District Manager

RESOLUTION

Date: September 9, 2021

Committee of Origin: Preservation

Re: 43 West 74th Street (Columbus Avenue – Central Park West.) Application #LPC-21-07897 to the Landmarks Preservation Commission to remove a portion of an existing rear-yard extension and align it with similar existing extensions in the grouping of related buildings.

Full Board Vote: 39 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

The following facts were taken in consideration:

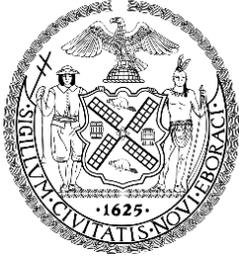
43 West 74th Street is a 5 story brownstone designed in the Renaissance Revival style. It is one of five row houses that share the same street façade configuration with a bowed window as the major architectural feature. These are nos. 41, 43, 45, 47 and 49. These buildings were constructed between 1889 -1890 and the architect was Max Hensel. The building is within the Central Park West - West 73rd-74th Streets Historic District and The Upper West Side - Central Park West Historic District. The building is also on the National Register.

The architect for the project is Lauren Cannon who represented the owner and gave the presentation. While there are three areas of changes, the majority of the work is restorative as the façade is in fairly good condition. While there will be interior modifications, the focus of the exterior changes are at the rear of the property as follows:

1. Removal of a remnant of a previous parapet wall at the roof of the extension.
2. Replacement with a code compliant metal railing that will be installed at the all three sides of the existing full height of the rear extension and at the rear main parapet roof of the row house.
3. Maintain the fifth floor rear window on the rear façade of the row house.

The application to the Landmark Preservation Commission for this modest series of alterations is in keeping with the restrained alterations of these five buildings. Of the five, four have had the stoop removed and only one row house had a balcony added to the fourth floor facade in 1892. These are a remarkable intact set of row houses with most of their original features.

THEREFORE BE IT RESOLVED THAT Community Board 7/Manhattan **approves** application for the improvements and restoration of the rear wall window and extension, with a limited scope of work at the roof level is approved as presented.



THE CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 7

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Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: September 9, 2021

Committee of Origin: Preservation

Re: 300 West End Avenue (West 74th Street.) Application to the Landmarks Preservation Commission to increase the height of an existing elevator bulkhead.

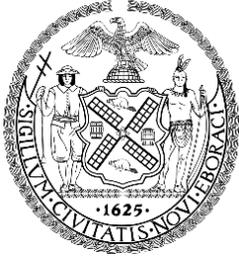
Full Board Vote: 37 In Favor 1 Against 0 Abstentions 0 Present

Vote: 8-0-0-0. Non-Committee Board Vote: 2-0-0-0.

This resolution is based on the following facts:

- The subject building is a 13-story plus basement apartment building in the Colonial Revival style built by Schwartz & Gross, architects, ca. 1916-17. The façade is common red brick with a stone base and multiple bands of light stone accenting various floors above, and with stone sashes on many of its windows.
- The building is included in the West End – Collegiate Historic District Extension I.
- The application is to increase the height of a passenger elevator bulkhead. The additional height is needed in order to extend a passenger elevator to provide access to the roof.
- The existing bulkhead is located in the southwest portion of the roof of the building. Its footprint is approximately 8'4" x 10'8", and its current height is 12'8".
- Also located on the roof near the subject bulkhead is a service elevator bulkhead that is approximately as tall as the proposed new bulkhead, and a second passenger elevator bulkhead of similar dimensions to the existing subject bulkhead, as well as a typical water tower on the northern edge of the roof that is taller than the proposed new bulkhead, and a tall chimney on the eastern edge of the roof – all of which are partially visible from secondary facades.
- All of the existing bulkheads are clad in common red brick.
- The proposed new bulkhead would have the same footprint, but its height would increase to 29'4". The additional height would also be clad in red brick.
- The proposal also calls for the creation of a metal stair leading to a stair landing spanning between the proposed new bulkhead at about two-thirds of the height of the proposed bulkhead, with additional stairs to provide access from the landing to the top of the bulkhead.
- The existing bulkheads, as well as other rooftop structures, are visible over secondary facades from Broadway and from vantage points near Riverside Drive further west on West 74th Street. They are not visible from West End Avenue or immediately adjacent to the building on West 74th Street.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application as appropriate to the character of the Historic District.



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Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: September 9, 2021

Committee of Origin: Preservation

Re: 330 West End Avenue (West 75th- 76th Streets.) Application to the Landmarks Preservation Commission for replacement of glass enclosed greenhouse balconies.

Full Board Vote: 38 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-1-0-0. Non-Committee Board Vote: 2-0-0-0.

This resolution is based on the following facts:

- The subject building is a 12-story apartment building in the Arts and Crafts style with limestone cartouches, window surround keystones and other color-contrasting details, as well as ornamental wrought iron detail on its main façade. It was built ca. 1915-16 by architect Robert M. Farrington.
- The building is included in the West End – Collegiate Historic District Extension I.
- The application is to replace the existing aluminum greenhouse structures situated on balconies on the rear/east (secondary) façade of the building with new aluminum greenhouses of approximately the same dimensions.
- The existing condition consists of a metal tower structure attaching concrete balconies to the top 5 floors of the rear/east façade of the building.
- The top 5 floors' existing balconies are enclosed by greenhouses consisting of untreated aluminum frames with a curved roof and Plexiglass windows, with alternating fixed and louver windows. The entire enclosure, including the curved return roof, is glazed within aluminum framing. There are panels on each roof glazing that are operable to allow access and ventilation.
- Each existing balcony measures approximately 12'8.5" x 6'9", and is 9'10" at its highest point where the curved roof returns to the brick rear façade.
- The proposal is to replace the existing greenhouses on the top 4 floors (only) with new aluminum frames that are powder-coated a dark bronze color.
- The greenhouses would have a fixed center panel on the long edge with pairs of 5' wide sliding windows on either side. There would also be a sliding window on the narrower north face of the new greenhouses.
- While the footprint of the greenhouses would remain the same, the roof of the greenhouse would be a squared-off slant rather than the existing curve.
- The panels in the proposed greenhouse would be insulated glass rather than the existing Plexiglass. The existing balcony framing cannot support the weight of modern insulated glass.
- Visibility from a public way: The existing and proposed greenhouses are visible from an alleyway on West 76th Street that is enclosed by a masonry/stone arch and gate that partially obscure the view between the subject building and its rear yard neighbors.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application as appropriate to the character of the Historic District.



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Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: September 9, 2021

Committee of Origin: Preservation

Re: 121 West 88th Street (Amsterdam – Columbus Avenue.) Application #LPC-21-06920 to the Landmarks Preservation Commission for a full-floor rooftop addition, relocation of the main entrance, and expanded fenestration and new balconies on the rear facade.

Full Board Vote A: 33 In Favor 0 Against 3 Abstentions 0 Present

Committee: 8-0-0-0.

Full Board Vote B: 33 In Favor 0 Against 3 Abstentions 0 Present

Committee: 5-0-1-0.

The following facts were taken in consideration:

121 West 88th Street is a 4 story brownstone designed in the Renaissance Revival style. The architect was Alonzo B. Knight. The building is within the Upper West Side / Central Park West Historic District, Volume 3.

The owner, Brian Brown, came before the CB7 Preservation Committee in 2019 and the projected was denied. This proposal is with a new design team and with different modifications. The most notable is a two-story roof top addition, although set back is partially visible from across the street from oblique views and from the rear of the property that fronts the playground adjacent to PS 166 School on 89th Street. The rooftop addition is not visible when viewed from directly opposite this building on 88th Street.

Staff level approvals have been given approval for the reinstatement of the main façade central entry-level door and for through-wall air-conditioning.

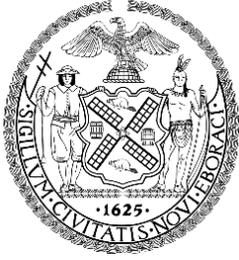
The problem is the bulk and massing of the roof top addition that does not conform to neighboring adjacent roof top additions that are low-rise, box-like and scaled down, and very much like modest attic additions. Where these modest roof top additions exist, they are not only setback from the front, but also at the rear of the property as well so they do not add to the height of the original structure. The scale and massing of the proposed roof top addition has a two-story sloping roof, the full width of the row house and the excessive height proposed for rear elevation rises two floors with large glass frontages that are placed at the rear cornice line. Altogether this contemporary design and additional height at 18'-0" at the maximum height facing the rear yard was agreed by the Committee as too much of a good thing. Suggestions were made to eliminate one level to reduce the height to a single story with a more modest roof slope and without the balcony type upper level that was designated for placement of mechanical equipment.

The contemporary treatment of the proposed replacement of existing rear windows with tall single pane rear windows did not generate much discussion as the focus was on the scale and bulk of the roof top addition that covers minimally half of the existing roof. While still further suggestions were made to relocate the HVAC system that is at the upper level of the two-story addition, the owner was not conceding this to reduce the height.

While the street front façade improvements and reconstruction were not part of our Committee review, being already approved by the Landmark Commission staff, they were well received and the given unanimous support for this limited already approved scope of work.

THEREFORE BE IT RESOLVED THAT Community Board 7/Manhattan:

- a. **Disapproves** the rooftop addition in its entirety; and
- b. **Approves** the rear facade larger replacement windows (floors 1-4.)



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Michelle P. Booker, District Manager

RESOLUTION

Date: September 9, 2021

Committee of Origin: Preservation

Re: 333 Central Park West (West 93rd – 94th Streets.) Application #LPC-21-05268 to the Landmarks Preservation Commission for open-air rooftop shade structures and a stair bulkhead with rest room.

Full Board Vote: 27 In Favor 2 Against 5 Abstentions 0 Present

Committee: 5-2-0-0.

The following facts were taken in consideration:

333 Central Park West, aka The Turin, is a 12 story plus basement story apartment house in the Neo-Renaissance style at the corner of Central Park West and 93rd Street constructed in 1910 and designed by Joseph Albert Bodker. The apartment house is within the Upper West Side-Central Park Historic District, Volume 2.

The applicant, on behalf of the client, AC Hocek Architecture (ACHA) proposes to construct a slightly raised roof deck (reported and shown with presentation drawings, as 5" off the existing roof surface) with platforms throughout the roof area to create a outdoor open space, new stair bulkhead and restroom for use by the residents and their guests, that will include a new seating area ("the Pod") and a new metal framed open pergola. The pergola will have no sidewalls or enclosure, only 5" x 5" support posts, and a sunscreen device constructed of several rows of diagonal blades affixed to the top of the structure. The height structure is proposed to be 8'-0" with the sunshade blades an additional 1'-6" with an overall height of 9'-6". All but 2'-0" of the new pergola will be visible from adjacent apartment buildings or within Central Park because of the existing masonry parapet wall. The entire new metal construction is to be painted white. Night lighting will be installed at the underside of the blades as well as low-level lighting at other roof areas. The parapet will require additional code compliant railings. These details were not the focus of the discussion, but the visibility of the new construction was the majority of the presentation;

The applicant proposes to create a light and airy structure, there were other details that were shared including but not limited to the use of metal mesh to encourage climbing vines and other plants and a brief explanation of the "pod" which is a seating area that is located adjacent to the left of the proposed pergola to create another gathering place that overlooks Central Park. Both new constructions are proposed to be along the Central Park façade;

The applicant also described the various view corridors from the ground (public thoroughfare) looking up at the top of the building from different distances, including views from several vantage points within Central Park that gave an unobstructed view of the proposed pergola;

The Committee called into question the impact of the changes to this building skyline, the uniqueness of this construction along Central Park West, although a similar structure had been erected in the West Village (photos were shown of this previous construction designed by this architect) and the comparison that the applicant made suggesting that this construction was less visible than typical stair and elevator bulkheads that are often taller than this proposed new construction. The committee members pointed out that none of these existing building functions are lighted and were original features of most buildings along Central Park West. In fact, buildings along Fifth Avenue and Central Park North that have also adhered to limited and unlighted construction at the roof tops, in order to preserve the views from within Central Park and also adhere to avian conservation principles regarding interference with birds that nest within the Park.

THEREFORE BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** application for a new roof deck for use by the residents and their guests, the pergola construction with integral lighting that is visible from Central Park during the day and at nighttime when lighted, is disapproved as presented



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Michelle P. Booker, District Manager

RESOLUTION

Date: September 9, 2021

Committee of Origin: Preservation

Re: 780 West End Avenue, Apt 11A (West 98th Street.) Application #LPC-21-08658 to the Landmarks Preservation Commission for window replacements.

Full Board Vote: 30 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0. Non-Committee Board Vote: 2-0-0-0.

This resolution is based on the following facts:

- The subject building is a 12-story plus basement apartment building in the Arts and Crafts style with a façade composed of various dimensions of light-colored brick with limestone and terra cotta accents and details, including surrounding one of the windows in the subject apartment. The building was built ca. 1912-14 by architects George and Edward Blum.
- The building is included in the Riverside -West End Historic District Extension II.
- The application is to replace 7 existing aluminum windows in a 1:1 double-hung configuration in a single apartment in kind.
- The window replacement cannot be approved at LPC Staff level because the original window condition was double-hung windows with divided light – either 3:3 or 2:2 depending on the width of the windows.
- The building has primary facades on the west (facing West End Avenue) and north (facing West 98th Street). The windows to be replaced wrap around both primary facades.
- Research uncovered an old example of the original brick mold on an existing window in the basement rear façade (without divided light), and it compares favorably to the existing and proposed brick mold for the replacement windows.
- The condition as of the time of the designation of the Historic District Extension II is that none of the historic multi-light windows remain on either primary façade. The building replaced all of the windows on the primary and secondary facades long before Designation; the current windows have outlived their useful life.
- Installing multi-light windows on the 11th floor of the facades in a single apartment would create discontinuity and a mottled effect.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application as appropriate to the character of the Historic District.



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Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: September 9, 2021

Committee of Origin: Parks & Environment

Re: NYC Department of Parks & Recreation, on proposed design for the renovation of the basketball court at Sol Bloom Playground, Central Park West – Columbus Avenue, West 91st – West 92nd Streets.

Full Board Vote: 33 In Favor 0 Against 2 Abstentions 0 Present

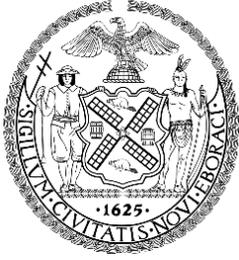
Committee: 5-0-0-0. Non-Committee Board Members: 4-0-0-0.

This resolution is based on the following facts:

The basketball court area at the Sol Bloom Playground, located between W101st-W102nd Street and between Central Park West and Columbus Avenue, is in a very dilapidated state, with many issues, including drainage problems causing pooled water, an old ground surface, a damaged chain-link fence, and outdated features such as lighting and a water fountain.

The NYC Department of Parks & Recreation proposes a total renovation of the basketball court area that includes colorful new graphics inspired by and coordinating with the mural wall on the adjacent side of the PS 84 school, a bottle filler hi-lo water-fountain, expanded tree pits, new light poles for security lighting, 1939-style World's Fair benches, and decorative trash receptacles.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the design for the renovation of the basketball court area in Sol Bloom Playground.



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Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: September 9, 2021

Committee of Origin: Parks & Environment

Re: New York Road Runners on proposal to place medallion in Central Park on the curb adjacent to the finish line for the NYC Marathon in honor of the 50th anniversary of the NYC Marathon.

Full Board Vote: 32 In Favor 0 Against 2 Abstentions 0 Present

Committee: 4-0-1-0. Non-Committee Board Members: 3-0-0-0.

This resolution is based on the following facts:

The New York Road Runners, a not-for-profit running organization, in conjunction with the NYC Department of Parks & Recreation, has presented a plan to install a bronze marker of no more than 16" in length near the Marathon finish line (on the west side of the West Drive near 67th Street in Central Park, and located on the south edge of the northern part of the sidewalk, just adjacent to the actual finish line, which is in the center of the West Drive).

The marker, which will commemorate the 50th year the NYC Marathon has been run, was inspired by the first NYC Marathon finisher from the NYRR and is a layered relief bronze patinaed design, chocolate brown in color that is designed to be flush with the sidewalk near the curb. It is expected to be installed prior to this year's Marathon, marking the 50th anniversary.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the design and placement of the proposed medallion.